

AT A SPECIAL MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN BUILDING F AT 6:30 P.M. ON THE 7th DAY OF JULY TWO THOUSAND TEN.

ROLL CALL

Mr. Rich Krapf, Chair
Mr. Joe Poole
Mr. Michael Maddocks

STAFF

Ms. Leanne Reidenbach
Mr. Chris Johnson

SP-0028-2010, The Pavilion at Williamsburg Place

Mr. Chris Johnson stated that counsel for Williamsburg Place approached staff regarding the potential for the facility to gain additional psychiatric care beds at the recommendation of the State health commissioner. Williamsburg Place would be applying for an additional 15-17 beds, which would require an expansion to the current building, additional parking, and an amendment to the special use permit that was approved in 2009. The DRC granted preliminary approval to the Williamsburg Place site plan in April 2010 for an approximately 31,000 square foot building. Adding beds would add about 4,000 square feet to the building. For the purposes of cost and construction time savings, counsel requested that staff consider allowing an amendment to the currently proposed building footprint prior to applying to amend the special use permit for the extra beds with the understanding that the additional space could be used as storage in the event that the SUP is not approved. Mr. Johnson recommended the DRC re-grant preliminary approval to SP-0028-2010 for the larger building footprint.

The DRC discussed the specifics of the health commissioner's recommendation and the process for obtaining the additional beds through applying for a Certificate of Public Need. Mr. Aaron Small of AES discussed that the additional impervious area for parking was already included in calculations for the proposed bioretention basin on the site. Mr. Tom Tingle of Guernsey Tingle Architects also noted that the additional square footage added to the wings would not significantly alter the originally approved building elevations, but that new elevations would be provided at the special use permit stage. The DRC noted that the applicant should continue to follow measures to preserve existing mature specimen trees on the property and that the buffer along the Mooretown Road right-of-way should be extended in the event that additional development is proposed on the adjacent property.

On a motion by Mr. Maddocks and by a unanimous voice vote, the DRC voted to recommend approval of the building footprint amendment for Williamsburg Place.

ADJOURNMENT

On a motion by Mr. Krapf, the meeting was adjourned at 6:47 p.m.


Mr. Richard Krapf, Chairman


Mr. Allen Murphy, Secretary